

8

"THE PARK"
HOLYROOD ROAD
EDINBURGH



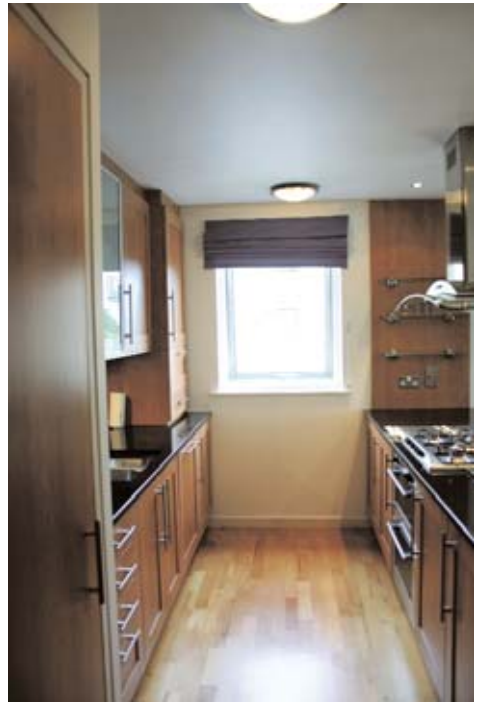


**89/8 "THE PARK"
HOLYROOD ROAD
EDINBURGH**

Stunning, bright and spacious third floor apartment situated within exclusive modern development offering contemporary living with enviable open outlook over Salisbury Crags.

Hallway, Lounge/Dining room/kitchen, 2 double Bedrooms, Master en-suite bathroom, shower room. Balcony. Gas Central Heating. Double glazing. Private underground parking. Landscaped communal gardens. Concierge. Lift.

Offers Over £260,000



GENERAL DESCRIPTION

This stunning third floor apartment is finished to a high specification and forms part of the exclusive "The Park" development. A particular feature of this property is the breathtaking open outlook from the lounge to Salisbury Crags. The accommodation is in excellent decorative order and comprises reception hallway, a very bright and spacious Lounge/Dining area with doors leading onto the south easterly facing balcony, modern fully fitted kitchen, master bedroom with ensuite bathroom, second double bedroom and shower room. The property features beech and ceramic flooring, excellent storage, double glazing, gas central heating, video entry telephone, burglar alarm, secure underground parking space, access to landscaped communal gardens, lift and concierge service.

SITUATION

Holyrood Road is situated within Edinburgh's Old Town District and is adjacent to the Scottish Parliament Building. The historic Royal Mile, the Palace of Holyrood House, the Queens Park and Our Dynamic Earth Visitor Centre are within the immediate vicinity. The area is well served with restaurants, shopping and other amenities and Princes Street and Waverley Railway Station are within a short walking distance.

ACCOMMODATION

(all sizes are approximate)

ENTRANCE

Attractive and well kept shared entrance with entryphone system giving access to lift.

HALL

An attractive hall with two spacious storage cupboards. Decorative lighting. Burglar Alarm Smoke alarm. Video entry telephone. Timber flooring.

LOUNGE/DINING area

4.47m x 5.06m (16'7" x 14'8")

A particularly bright and spacious living space with a sunny south east aspect and a breathtaking open view to Salisbury Crags. Doors leading to the south easterly facing balcony which extends along the full frontage of the property. Ample room for a large dining table. Electric sliding door to Hall. Window to courtyard. Smoke alarm. Timber flooring.

KITCHEN AREA

2.87m x 2.53m (9'5" x 8'4")

Contemporary and fully fitted kitchen with dark granite work surfaces, stainless steel splash back and finishes. Five burner gas hob, chimney extractor hood and integral oven, refrigerator, freezer and dishwasher (all included). Window

over courtyard. Storage cupboard with shelving unit. Additional utility cupboard housing the Washer/drier (included). Timber flooring.

MASTER BEDROOM

4.16m x 2.95m (14'4" x 10'3")

Extremely spacious double bedroom with window over courtyard. Two fully fitted wardrobes with hanging and extensive drawer storage. Timber flooring. Door leading to

ENSUITE BATHROOM

2.44m x 1.49m (8'9" x 7'0")

Stylish and fully tiled featuring a white three piece suite comprising wc, wash hand basin & bath with shower over and folding screen. Heated towel rail. Window. Extractor fan. Ceramic tiled floor.

BEDROOM 2

3.29m x 2.81m (13'9" x 9'10")

Another spacious double bedroom with windows to the courtyard. Fitted wardrobe with hanging and drawer storage. Timber flooring.

SHOWER ROOM

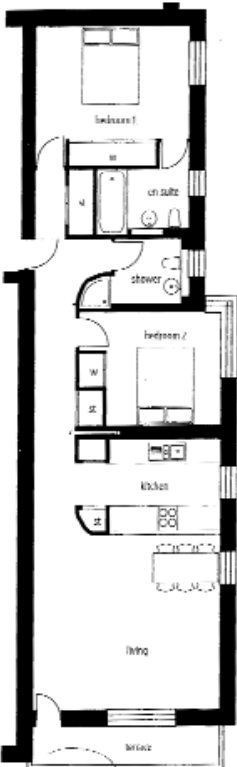
1.77m x 1.73m (5'10" x 5'8")

Stylish and fully tiled featuring a white three piece suite comprising WC, wash hand basin and corner shower cubicle with glass door. Heated towel rail. Window. Extractor fan. Ceramic tiled floor.



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DOUBLE GLAZING

All windows are double glazed.

PARKING

Underground private space accessed via remote controlled doors.

GARDENS

The property is situated around an attractive landscaped courtyard.

CONCIERGE

The property benefits from the services of an on site concierge.

ENTRY

By Arrangement

VIEWING

Sunday 2-4pm or by appointment call Russel + Aitken on 0131 315 2638 or seller on 07751 037146

PRICE

Offers over £260,000

NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.

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